

# **Development Review Committee Government Center Complex Conference Room, Building A**

**April 30, 2008 - 4:00 p.m.**

## **A. Roll Call**

## **B. Minutes**

March 26, 2008

April 2, 2008

## **C. Cases and DRC Discussion**

1. SP-0056-2007. Whitehall Design Guidelines Modification - Ellen Cook
2. C-0028-2008. New Town: Town Center Parking Overview - Matt Smolnik
3. SP-0041-2008. John Deere Dealership - Jose Ribeiro
4. S-0031-2007. McFarlin Park Easement Crossing - Leanne Reidenbach
5. SP- 0100-2007. 428 McLaws Circle - Luke Vinciguerra

## **D. Public Comment**

## **E. DRC Recommendations**

## **F. Adjournment**

**Development Review Committee Actions Report**  
**April 30, 2008**

**SP-0056-2007: White Hall Clubhouse - Design Guidelines Modification**

Mr. Brendan Clisso of AES and Mr. Dan Mason of HHHunt have applied for approval of a modification to the White Hall Design Guidelines to add a sentence referencing the White Hall Clubhouse Preservation Plan. Modification of the Design Guidelines requires DRC approval, as specified in the White Hall Proffers.

**DRC Action:** The DRC recommended approval of the Design Guidelines modification to the Planning Commission.

**C-0028-2008: New Town Shared Parking Update**

Mr. Larry Salzman of New Town Associates has brought forth the quarterly New Town shared parking update. The site, located on blocks 2-3, block 5, blocks 6-10 within New Town Center is further identified on JCC RE tax map 3840100050. DRC action is required as a part of the quarterly review of off-site and shared parking at New Town.

**DRC Action:** The DRC recommended approval of the updated shared parking report to the Planning Commission.

**SP-0041-2008 Off-Street Parking Waiver for John Deere Dealership**

Mr. Jason Grimes of AES Consulting Engineers has applied on behalf of Fleet Brothers of Williamsburg, Inc, for a modification of the off-street parking requirements for the future John Deere Dealership site. The existing parking lot on the site has capacity for 53 vehicular parking spaces. This number meets and exceeds the parking requirement triggered by the proposed commercial use of the existing building and its physical expansion. However, the proposed outdoor display areas on the site will generate additional parking spaces in excess of what is being provided. The site is located at 7761 Richmond Road and is further identified on the JCC RE tax map 1240100045.

**DRC Action:** The DRC recommended 4-0 (with one abstention) to grant the requested off-street parking waiver.

**S-0031-2007 McFarlin Park Easement Crossing**

Mr. Ryan Stephenson of AES Consulting Engineers has applied on behalf of Henry Stephens of Associated Developers for a utility and easement crossing within the Neck O Land perimeter buffer. The site, located at 205 Neck O Land Road, was further identified on JCC RE tax maps 4740100011 and 4740100013. DRC action was required for the buffer crossing per Section 24-266 of the R-2 Zoning District.

**DRC Action:** The DRC recommended 5-0 to approve the proposed shared easement location subject to agency comments and with the condition that if comments could not be resolved and an alternative crossing had to be used, that the new location would be reviewed by the DRC.

**SP-0100-2007 428 McLaws Circle**

Mr. Kenneth Jenkins of Landtech resources Inc. has applied on behalf of Derek Robertson of CD&A Inc. for approval to construct multiple buildings to be used as offices and warehouses. The site, located at

428 McLaws circle, is further identified on JCC RE tax map 5020100095. DRC action is required because the plan proposes a group of buildings in excess of 30,000 square feet and two or more entrances on the same road.

**DRC Action:** The DRC recommended 5-0 to grant preliminary approval of SP-0100-2007.